

**CITY OF SOUTH FULTON, GEORGIA**  
**South Fulton Service Center Auditorium, 5600 Stonewall Tell Road**  
**Tuesday, March 27, 2018, 5:00PM**



**The Honorable William “Bill” Edwards, Mayor (present)**  
**The Honorable Mark Baker, District 7, Mayor Pro Tem (present)**  
**The Honorable Catherine F. Rowell, District 1, Councilmember (present)**  
**The Honorable Carmalitha Gumbs, District 2 Councilmember (present)**  
**The Honorable Helen Z. Willis, District 3 Councilmember (present)**  
**The Honorable Naeema Gilyard, District 4 Councilmember (present)**  
**The Honorable Rosie Jackson, District 5 Councilmember (present)**  
**The Honorable khalid kamau, District 6 Councilmember (present)**

**WORK SESSION AGENDA**

- Call to Order

**The meeting was called to order by Edwards at 5:00pm.**  
**Following the roll call by the City Clerk, all members were present.**  
**Therefore, there was a quorum.**

- Presentations
  - i. Aerotropolis Atlanta CIDs, introducing the AeroATL Greenway Plan and all relative updates to the City – Kirsten Mote, Program Director

**The City Clerk introduced Ms. Kirsten Mote from Aerotropolis Atlanta CID. Ms. Mote presented an update on the AeroATL Greenway**

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**Plan. Councilmembers Rowell, Gumbs and Willis have participated in meetings for the past few months.**

**Ms. Mote gave an overview of the AeroATL Greenway Plan detailing the master trail plan, local partners, community meeting dates and delivery of the final report to the City of South Fulton. No action is required now. Later this summer, Ms. Mote will present the master trail plan after all public, private and federal funds are identified. From there, the cost associated for the City of South Fulton will be shared. Then, she will ask for the City Council's approval.**

- ii. **Presentation by the Fulton County Public Works Department to discuss the management, planning, and update of the Comprehensive Transportation Plan for South Fulton County. – David Clark, FC Public Works Director**

**Antonio Valenzuela, Fulton County Deputy Director of Public Works outlined the South Fulton Comprehensive Transportation Plan (SFCTP). The County is asking the City of South Fulton to participate in a 'Memorandum of Agreement (MOA)' with other cities in South Fulton County. The Plan would be managed by ARC and the other cities involved are College Park, East Point, Fairburn, Hapeville, Union City, Palmetto and Chattahoochee Hills.**

**A motion was made by Councilmember Rowell and seconded by Councilmember Willis to approve \$61,815.69 in support of the SFCTP, pending funding availability in the Budget. Councilmember Rowell amended her motion to approve \$62,131.08 pending funding availability in the Budget. The amended motion passed. Councilmembers Rowell, Gumbs, Willis, Gilyard and Jackson voted yea. Mayor Pro Tem Baker and Councilmember khalid voted no. Therefore, the motion passed, 5-2-0.**

- **Discussion Items**

- i. **Local Match IGA with Fulton County re Butner Road at Stonewall Tell Road, LMIG 2018 and Cascade Road over Brunch of Utoy Creek Projects (the attached PDFs (excluding**

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Exhibit A) and Draft SFCTP go alongside the Local Match IGA for information purposes. – Antonio M. Valenzuela, FC Deputy Director, Public Works (Transportation).

**Antonio Valenzuela gave a brief description of the IGA with Fulton County for the above projects.**

**The City Manager would like to defer this item to the next Regular Council Meeting (April 10, 2018) to allow time to confer with the City Attorney, and to consider this project alongside of all other related projects.**

- ii. Discussion of the Cowart Lake Ventures' discounted Fulton County Tree Credits (The Bill of Sale and Exhibit A are provided for informational purposes).

**The City Attorney indicated this item is primarily for informational purposes. Fulton County would like to carry over the Development Agreement with Cowart Lake Ventures and Fulton County to the City of South Fulton. The City is not obligated to assume the Agreement. The City also may adopt a Tree Preservation Ordinance, if they decide to pursue the Development Agreement. The City Attorney indicated that a decision is not time sensitive.**

**The City Manager advised holding this item awaiting a legal review and recommendation.**

- iii. Regular Meeting Agenda, March 27, 2018

**The Mayor asked Councilmembers to review the consent agenda for the Regular Meeting Agenda. If any items require a discussion, we can move the Consent Agenda to the Regular Meeting Agenda.**

**A motion was made by Councilmember Gilyard and seconded by Councilmember Gumbs to move the two (2) Emergency Items to the Regular Meeting Agenda for further discussion: IGA for 911 Emergency Services; and, IGA for 800 MHz Radio System access. The motion passed, unanimously, 7-0-0.**

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- Executive Session (CLOSED), if necessary

A motion was made by Councilmember Willis and seconded by Councilmember Gilyard to recess for a closed Executive Session regarding personnel, real estate and litigation. Hearing no objections, the motion passed unanimously, 7-0-0.

The Executive Session began at 6:19pm and ended at 7:05pm.

A motion was made by Mayor Pro Tem Baker and seconded by Councilmember Gumbs to close Executive Session. Hearing no objections, the motion passed unanimously, 7-0-0.

**IN OPEN SESSION**

The City Clerk announced that there was no action taken in Executive Session.

- Adjournment

The meeting adjourned at 7:05pm.

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**Mark Massey, City Clerk**



# **DIVIDER SHEET**

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**The Honorable Mark Baker, District 7, Mayor Pro Tem (present)**  
**The Honorable Catherine F. Rowell, District 1, Councilmember (present)**  
**The Honorable Carmalitha Gumbs, District 2 Councilmember (present)**  
**The Honorable Helen Z. Willis, District 3 Councilmember (present)**  
**The Honorable Naeema Gilyard, District 4 Councilmember (present)**  
**The Honorable Rosie Jackson, District 5 Councilmember (present)**  
**The Honorable khalid kamau, District 6 Councilmember (present)**

**REGULAR MEETING MINUTES**

**1. Call to Order**

**The meeting was called to order by Mayor Edwards at 7:05pm. Following the roll call by the City Clerk, all members were present. Therefore, there was a quorum.**

**2. Invocation**

**The Invocation was rendered by Pastor Warren T. Henry.**

**3. Pledge of Allegiance**

**The Pledge of Allegiance was recited in unison.**

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4. Approval of the Consent Agenda (*Voted upon with one motion*).

**The City Clerk announced, “If discussion of any Consent Agenda item is desired, that item will be removed from the Consent agenda, moved to Regular Meeting Agenda and considered separately”.**

**a. Meeting Minutes** – Tuesday, March 20, 2018 (Work Session and Regular Meeting). **APPROVED**

**b. Emergency Items**

- i. IGA for the provision of 911 Emergency communication services between Fulton County, Georgia and the City of South Fulton, Georgia (**Agr2018-014**).

**Moved to Regular Meeting Agenda as approved by motion at the Work Session Meeting.**

- ii. IGA for the provision of 800 MHz Radio System access and records management system (RMS) between Fulton County, Georgia and the City of South Fulton, Georgia (**Agr2018-015**).

**Moved to Regular Meeting Agenda as approved by motion at the Work Session Meeting.**

**c. Ordinances**

- i. **[2<sup>nd</sup> READING]** Ordinance to amend Title 8, traffic and vehicles, chapter, in general, of the City Code of Ordinances, to provide for restrictions on overnight parking and other parking regulations and for other lawful purposes. (**Willis and Gilyard – Ord2018-015**). **APPROVED**
- ii. **[2<sup>nd</sup> READING]** Ordinance amending Title 15, Criminal Offenses, Chapter 3, offenses involving property rights, of the City Code of Ordinances; providing for the maintenance of an orderly place; and for other lawful purposes. (**Mayor Edwards and Willis – Ord2018-016**). **APPROVED**

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- iii. **[2<sup>nd</sup> READING, AS-REVISED]** Ordinance to amend Title 1, Administration, Chapter 9, Contracting Procedures, of the City Code, to authorize the City Manager to sign contracts and make purchases and for other lawful purposes. **(Jackson – Ord2018-017). APPROVED**
- iv. **[2<sup>nd</sup> READING]** Ordinance to create Title 4, Law Enforcement, of the City Code of Ordinances, to enhance the safety, protection and general welfare of the City, its citizens and the general public and for other lawful purposes. **(Willis – Ord2018-019). APPROVED**

**d. Grants**

- i. Request for Approval to Apply for a Grant from Georgia Pacific Foundation for \$100,000 to support the City's Municipal Pretrial Diversion Program – Kathleen Vaughn, Grants Administrator **(Grt2018-002). APPROVED**

**A motion was made by Councilmember Gumbs and seconded by Mayor Pro Tem Baker to approve the Consent Agenda with the removal of two (2) Emergency Items: IGA for 911 Emergency Services; and, IGA for 800 MHz Radio System access. The motion passed unanimously, 7-0-0.**

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End of the Consent Agenda

**5. Approval of the Regular Meeting Agenda**

- a. **A motion was made by Councilmember Willis and seconded by Councilmember Jackson to add a Resolution to establish the South Fulton Business and Community Council, promote community and business outreach and for other lawful purposes. (Rowell, Gumbs, Willis, Gilyard and Jackson – Res2018-021). Mayor Pro Tem Baker, Councilmembers Gumbs, Willis,**



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**Gilyard, Jackson and khalid voted yea. Councilmember Rowell voted no. Therefore, the motion passed, 6-1-0.**

- b. A motion was made by Councilmember Gumbs and seconded by Councilmember Gilyard to defer three (3) zoning items, M18-001 Applicant, M18-002 Applicant and Z17-003 Applicant, as requested by the City Manager. The motion passed unanimously, 7-0-0.**
- c. A motion was made by Councilmember Gumbs and seconded by Councilmember Gilyard to defer the three (3) zoning items, to the April 10, 2018 Regular Meeting, as requested by the City Manager. The motion passed unanimously, 7-0-0.**
- d. A motion was made by Councilmember Gumbs and seconded by Councilmember Gilyard to add an EMERGENCY Ordinance amending the Municipal Court schedule and for other lawful purposes. (Ord2018-021). The motion passed unanimously, 7-0-0.**
- e. A motion was made by Councilmember Gumbs and seconded by Councilmember Willis to add an Executive Session regarding Personnel as requested by the City Manager. Mayor Pro Tem Baker, Councilmembers Rowell, Gumbs, Willis, Gilyard and Jackson voted yea. Councilmember khalid voted no. Therefore, the motion passed, 6-1-0.**
- f. A motion was made by Councilmember Willis and seconded by Councilmember Gumbs to adopt the Regular Meeting Agenda as amended. The motion passed unanimously, 7-0-0.**

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6. Proclamations and Recognitions
  - i. Proclamation recognizing First Annual Spring Egg-Stravaganza, Sunday, April 1, 2018 (**khalid**)

**PRESENTED**

7. Public Comment
  - a. Speakers will be granted up to two minutes each and public comment will not exceed 30 minutes. Speakers will not be allowed to yield or donate their time to other speakers.

**The following eight (8) citizens offered public comment:**

- **Mr. Mike Taylor (District 4)** When doing the zoning modifications, hopefully you will not do anything to violate the Cedar Grove Overlay. Also, he is very happy the City of South Fulton has a police force.
- **Ms. Nikki Cooper (District 2)** concerned with the short-term rentals of hotels (Airbnb) in the City of South Fulton, it creates violate crimes. Did not vote for Matt Dollar because she did not want to support H.B. 579.
- **Ms. Joyce Armster (District 6)** thanked Mayor, Councilmember khalid and Interim Police Chief Rogers for their support. Thanked all who came out to the Old National Clean-up, picked up 700 pounds of trash. Walmart and Bojangles' donated refreshments.
- **Dr. Jesse Hightower, Jr.** spoke on behalf of the South Fulton Tennis Center. Disappointed that they are being directed to the rear instead of the front entrance, this is hard for disabled. The past six months have experienced a lot of break-ins there.
- **Mr. Jarman Bryant (District 5)** against H.B. 1063, Family Responsibility Bill and disagree with name calling by Councilmembers. Elected Officials for D61 through D65 seem to be making the decisions for the City of South Fulton, and he is concerned about that.
- **Dr. Kenneth Walker (District 2)** commend the City for hiring police department. There have been break-ins at the Wolf Creek Country Club Community, but citizens will feel safer now that we have a police force.

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- **Ms. Glenda Collins (District 5)** thanks for the new Police Department. The easement rules should be revised to include more property surrounding buildings and warehouses that are being built. Also, the dumping of additional traffic on 2-lane roads is very bad for our communities. The buffer rules should be revised to at least 100 feet.
- **Ms. Brenda H. Jenkins (District 7)** welcomed Mr. Donald and appreciates the City Manager's leadership. Welcomed the new Police Department and noted they look good in their uniforms; however, we need them to implement community policing model. The City Council has issued Ordinances without a Comprehensive Strategic Plan.

8. Business

**a. Zoning, Modifications, Variances (Public Hearings)**

- i. Request for Modification – **M18-001 Applicant**,  
Public hearing to consider a modification request from two conditions identified in zoning case Z04-149 (staggered setback and minimum front yard setback) at the Riverwalk Trace subdivision (Hill Rock Lane & Sky Leaf Lane) by Christopher Harris of Rivertown Road LLC.

**DEFERRED TO APRIL 10, 2018 REGULAR MEETING.**

- ii. Request for Modification – **M18-002 Applicant**,  
Public hearing to consider a modification request from three conditions identified in zoning case Z06-035 (staggered setback, minimum heated floor area, and number of lots) at the Old Jonesboro Landing subdivision (Ebb Circle & Rudder Circle) by Scott Butler of Century Communities of Georgia LLC.

**DEFERRED TO APRIL 10, 2018 REGULAR MEETING.**

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- iii. Request for Zoning – **Z17-003 Applicant**,  
Public hearing to consider a rezoning request of property at 7050 Goodson Road from AG-1 (Agricultural District) to M-1 (Light Industrial District) by Adam Richards of Goodson Land Partners LLC.

**DEFERRED TO APRIL 10, 2018 REGULAR MEETING.**

- iv. Request for Zoning – **Z17-004 Applicant**,  
Public hearing to consider a rezoning request of property at O Old National Hwy (SE intersection of Old National Hwy and Bigwood Trl) from R-4 (Single-Family Dwelling District) and AG-1 (Agricultural District) to O-I (Office and Institutional District) by Dr. Paul McKoy of Renewed Medical Concepts LLC.

**Staff presented the case for Applicant Z17-004, followed by a public hearing.**

- a. **A motion was made by Councilmember Gilyard and seconded by Councilmember Gumbs to open discussion for public hearing.**
- b. **A motion was made by Councilmember Willis and seconded by Councilmember Gilyard to close the public hearing.**
- c. **A motion was made by Councilmember Jackson and seconded by Councilmember Willis to close the public hearing.**
- d. **Mayor Edwards asked the public if anyone was for/against and would like to speak. There were four (4) citizens to speak.**
  - **Mr. Dan Coleman (District 4) – For, glad to see this.**

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- **Ms. Nikki Cooper (District 2) – For, if Medicaid/Medicare is accepted.**
- **Ms. Erica Curry (District 6) – Against, a Medical Center at this location/area.**
- **Mr. Michael Venable (District 6) – Against, likes Medical Center but not at this location, this might set a bad precedent for other things to come in.**

**A motion was made by Councilmember Jackson and seconded by Councilmember Willis to approve the rezoning request, Z17-004 Applicant. Councilmembers Rowell, Gumbs, Willis and Jackson voted yea. Councilmembers khalid and Gilyard did not vote. Mayor Pro Tem Baker abstained (Family Dentist). Therefore, the motion passed, 4-0-3.**

**b. Ordinances**

- i. **[1<sup>st</sup> READING] Ordinance to amend Title 6, Health and Sanitation, of the City Code, to provide for Enforcement of Air Quality Standards and for other lawful purposes. (Gilyard – Ord2018-020)**

**HEARD. Councilmember Gilyard informed the Mayor and Council that this Ordinance will be amended by the next Regular Council Meeting.**

- ii. **Resolution to establish the South Fulton Business and Community Council, promote Community and business outreach and for other lawful purposes. (Rowell, Gumbs, Willis, Gilyard and Jackson – Res2018-021)**

**A motion was made by Councilmember Willis and seconded by Councilmember Gilyard to approve Res2018-021. Mayor Pro Tem Baker, Councilmembers Rowell, Gumbs, Willis, Gilyard and Jackson voted yea. Councilmember khalid did not vote. Therefore, the motion passed, 6-0-1.**

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- iii. **[EMERGENCY]** An emergency Ordinance amending the Municipal Court schedule and for other lawful purposes. **(Ord2018-021)**

**A motion was made by Councilmember Gumbs and seconded by Councilmember Gilyard to approve Emergency Ord2018-021. The motion passed unanimously, 7-0-0.**

- iv. IGA for the provision of 911 Emergency communication services between Fulton County, Georgia and the City of South Fulton, Georgia **(Agr2018-014)**.

**Councilmember Gilyard discussed the concerns she had with the IGA. The City Attorney reviewed her amendments and reported to the Council that Fulton County has accepted all the proposed amendments she made, which include protection clauses for the City of South Fulton.**

**A motion was made by Councilmember Rowell and seconded by Councilmembers Willis and Gilyard to execute the IGA for the Provision of 911 Emergency Communication Services. The motion passed unanimously, 7-0-0.**

- v. IGA for the provision of 800 MHz Radio System access and records management system (RMS) between Fulton County, Georgia and the City of South Fulton, Georgia **(Agr2018-015)**.

**A motion was made by Councilmember Gumbs and seconded by Mayor Pro Tem Baker and Councilmember khalid to approve the IGA for the provision of 800 MHz Radio System Access and Records Management System (RMS). The motion passed unanimously, 7-0-0.**

~~9. Mayor and City Council Comments (Two Minutes Each)~~

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10. Executive Session

A motion was made by Councilmember Gumbs and seconded by Mayor Pro Tem Baker to recess for a closed Executive Session regarding Personnel. The motion passed unanimously, 7-0-0.

The Executive Session began at 8:45pm and ended at 8:59pm.

A motion was made by Mayor Pro Tem Baker and seconded by Councilmember khalid to close the Executive Session. Hearing no objections, the motion passed.

11. Adjournment

A motion was made by Councilmember Gumbs and seconded by Councilmember khalid to adjourn Regular Meeting. Hearing no objections, the motion passed.

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**Mark Massey, City Clerk**